

WICHITA HISTORIC PRESERVATION BOARD MINUTES
11 October 2004
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, October 11th, 2004 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N. Main, Wichita, Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present : George Platt
 Paul Cavanaugh
 Mim Hiesterman
 Randal Steiner
 Claire Willenberg – in at 3:10 p.m.

Members Absent : Kim Edgington

Staff Present : Kathy Morgan, Senior Planner, Historic Preservation, MAPD
 Jeanne L. de Grasse, Planning Analyst
 Ryan Campbell, City Archaeologist
 Michelle Enke, City Historian
 Mike Gable, Office of Central Inspection

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Added to Item No. 8 : Miscellaneous – new owner for church at 201 N Ohio and Grant reports for 2005-2006.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Kathy Morgan reported the loan balances as of 09/10/2004

Revolving Loan Fund – Residential	\$108,000.00
Revolving Loan Fund – Commercial	\$ 00.00
Deferred Loan Fund – Residential	\$ 70,000.00

ITEM NO. 4 CORRESPONDENCE

Letters from Kansas SHPO that the 800 Block of West Douglas and 1004 N. Market were added to the National Register of Historic Places.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 13 SEPTEMBER 2004 BOARD MEETING

Motion #1: Motion was made by Cavanaugh, seconded by Steiner, to approve the minutes from the 13 September 2004 regular meeting. Motion carried unanimously (4-0).

ITEM NO. 6 OLD BUSINESS

There was no old business.

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2004-00129) Warehouse and Jobbers Historic District
 APPLICANT: Ron's Sign Co
 FOR: 235 N Emporia

Applicant proposes to install new metal sign with vinyl letters.

2. **MINOR:** (HPC2004-00133) Environs, Topeka/Emporia Historic District
 APPLICANT: Mark Johnson for J-B Holdings
 FOR: 610 E. 13th Street

Applicant proposes to repair exterior walls, infill an overhead door with concrete block and paint.

3. **MINOR:** (HPC2004-00134) Environs, Hypatia House
 APPLICANT: Ron's Roofing
 FOR: 1226 N. Market

Applicant proposes remove existing layers of comp and install new 30# composite shingles.

4. **MINOR:** (HPC2004-00138) Park Place/Fairview Historic District
 APPLICANT: All Pro Construction
 FOR: 224 W. 16th

Applicant proposes to repair existing shed porch on rear of house with like materials.

5. **MINOR:** (HPC2004-00140) Environs, East Douglas Historic District
 APPLICANT: Storer Sign
 FOR: 201 N. St. Francis

Applicant proposes to install new sign face on existing sign.

6. **MINOR:** (HPC2004-00144) Environs, Orpheum Theater and Scottish Rite Temple
 APPLICANT: George Lay Signs
 FOR: 216 E 1st Street

Applicant proposes to install new unlighted sign for Hearing Health Care in same location as old sign.

7. **MINOR:** (HPC2004-00145) Environs, Park Place/Fairview Historic District
 APPLICANT: Edward Delgado
 FOR: 1803 N. Waco

Applicant proposes to tear off old roof and install new roof.

8. **MINOR:** (HPC2004-00151) East Douglas Historic District
 APPLICANT: Sign Pro
 FOR: 106 S. Emporia

Applicant proposes to install unlighted metal sign.

9. **MINOR:** (HPC2004-00152) Topeka/Emporia Historic District
 APPLICANT: Mark Bowles
 FOR: 1215 N. Emporia

Applicant proposes to build a cedar privacy fence on both side and rear elevations (no permits required) with a wrought iron automated gate.

10. **MINOR:** (HPC2004-00153) Orpheum Theater office annex
 APPLICANT: Larry Guhr
 FOR: 200 N. Broadway

Applicant proposes to repair terra cotta on west elevation.

11. **MINOR:** (HPC2004-00157) Warehouse and Jobbers Historic District
 APPLICANT: Professional Lending Group
 FOR: 140 N. Mosley

Applicant proposes to hang a 10' X 30' on south wall.

12. **MINOR:** (HPC2004-00158) Environs, Old County Courthouse and Soldiers & Sailors Monument
 APPLICANT: Miracle Signs
 FOR: 455 N. Broadway

Applicant proposes to change existing pole sign to have a mirror finish aluminum base and signboard.

13. **MINOR:** (HPC2004-00159) Warehouse and Jobbers Historic District
 APPLICANT: Miracle Signs
 FOR: 252 N. Mosley

Applicant proposes to install neon channel letters on east wall and install new awning at west entrance.

14. **MINOR:** (HPC2004-00164) Environs, U.S. Post Office and Federal Building
 APPLICANT: Storer Sign Company
 FOR: 435 N. Broadway

Applicant proposes to install addition channel letters to existing wall sign.

15. **MINOR:** (HPC2004-00165) East Douglas Historic District
 APPLICANT: Linda Earnst
 FOR: 504 E. Douglas

Applicant proposes to remodel interior of first and second floor. Tax Credit Project

16. **MINOR:** (HPC2004-00167) Environs, Topeka/Emporia Historic District
 APPLICANT: Freestyle Sign Company
 FOR: 1410 N. Broadway

Applicant proposes to change sign face on existing pole sign.

17. **MINOR:** (HPC2004-00168) West Douglas 800 Block
 APPLICANT: Wichita Awning Co
 FOR: 813 W. Douglas

Applicant proposes to install new blade awning with tenant name.

18. **MINOR:** (HPC2004-00170) Topeka/10th Street Historic District, Purdue House
 APPLICANT: Neal Schwabauer
 FOR: 1103 N. Topeka

Applicant proposes to replace termite damaged, two-story stairway and small porch on northwest corner of the building.

19. **MINOR:** (HPC2004-00171) Environs, Warehouse and Jobbers Historic District
 APPLICANT: Cinema Old Town LLC
 FOR: 301 N. Mead, Suite 309

Applicant proposes to install new wall sign and remove signage from existing awning.

20. **MINOR:** (HPC2004-00172) Environs, Senator Chester Long House
 APPLICANT: Winter Roofing
 FOR: 330 N. Rutan

Applicant proposes to change remove deteriorated asphalt shingles and replace with new composition shingles.

21. **MINOR:** (HPC2004-00173) Environs, Park Place/Fairview Historic District
 APPLICANT: Jesus Carillo
 FOR: 415 Avenue C

Applicant proposes to add on to an existing rear porch using same siding profile as main structure.

22. **MINOR:** (HPC2004-00175 and -00184) Environs, Warehouse and Jobbers Historic District
APPLICANT: Larry Booze Roofing for Matthew Altar
FOR: 201 N. Ohio (1116 E. 1st)

Applicant proposes to remove existing shingles and re-roof using composite shingles.

23. **MINOR:** (HPC2004-00177) Environs, Campbell Castle
APPLICANT: American Builders LLC
FOR: 1221 N. River Blvd

Applicant proposes to re-roof detached garage.

24. **MINOR:** (HPC2004-00178) Environs, Orpheum Theater and Occidental Hotel
APPLICANT: Trimark Signworks
FOR: 270 N Broadway

Applicant proposes to install aluminum sign cabinet with push through plastic graphics.

25. **MINOR:** (HPC2004-00180) Environs, John Mack Bridge
APPLICANT: George Lay Signs
FOR: 1221 S. Broadway

Applicant proposes to change sign face on existing pole sign.

26. **MINOR:** (HPC2004-00182) Environs, Judge Wall House
APPLICANT: Sheldon Kamen
FOR: 637 N Emporia

Applicant proposes to install pole sign with metal sign board and painted letters, one-sided.

27. **MINOR:** (HPC2004-00185) Environs, Topeka/Emporia Historic District
APPLICANT: Roof Mechanics
FOR: 1451 N. Broadway

Applicant proposes to re-roof flat roof commercial structure.

Motion #2: Motion was made by Cavanaugh, seconded by Steiner, to receive and file Minor Certificates of Appropriateness HPC2004-00129, -00133, -00134, -00138, -00140, -00144, -00145, -00151, -00152, -00153, -00157, -00158, -00159, -00164, -00165, -00167, -00168, -00170, -00171, -00172, -00173, -00175, -00177, -00178, -00180, -00184, and , -00185. Motion carried unanimously (4-0).

28. **MAJOR:** (HPC2004-00169) Environs, Engine House No. 6
APPLICANT: David Grebenik
FOR: 1317 S. Emporia

Applicant proposes to demolish existing residential structure.

Motion #3: Motion was made by Cavanaugh, seconded by Steiner, to defer this application until the Immanuel Baptist Church submits a master landscape plan. Motion carried unanimously (5-0).

29. **MAJOR:** (HPC2004-00181) Environs, Davis Hall
APPLICANT: Jan Burgess for Friends University
FOR: 2100 W. University

Applicant proposes to demolish a 1950s-era residence hall and replace with a one-storey faculty office building.

Motion #4: Motion was made by Steiner, seconded by Willenberg, that the proposed demolition and construction does not encroach, damage, or destroy the environs of Davis Hall. Motion carried unanimously (5-0).

30. **MAJOR:** (HPC2004-00183) Warehouse and Jobbers Historic District
 APPLICANT: Museum of World Treasures
 FOR: 835 E. 1st Street

Applicant proposes to build a war memorial monument on the Farm and Art Market Plaza.

Motion #5: Motion was made by Cavanaugh, seconded by Platt, to deny this application and send it back to the City of Wichita for an endorsement of the concept of a Veterans' Memorial and for one in that location. In addition, the applicant is to provide letters of support from the Veterans' organizations that they say are in favor of this memorial. Motion carried unanimously (5-0).

31. **MAJOR:** (HPC2004-00186) Environs, Old City Hall & Carnegie Library
 APPLICANT: Sterling Building, LLC
 FOR: 123 S. Market

Applicant proposes to remodel north entry façade replacing the existing storefront and re-cladding the copper awning with stainless steel. Masonry work will match existing brick and limestone.

Motion #6: Motion was made by Willenberg, seconded by Cavanaugh, that the project as presented does not encroach, damage, or destroy the environs of Old City Hall & Carnegie Library. Motion carried unanimously (5-0).

32. **MAJOR:** (HPC2004-00187) Environs, Old City Hall & Carnegie Library
 APPLICANT: Kelly Donham
 FOR: 111 E. Douglas

Applicant proposes to renovate existing structure in three phases beginning with removal of elevator penthouse and replacing it with a smaller penthouse and enclose stairway in penthouse, remove existing roofing material and replace with single-ply membrane roofing, remodel floor 3-7 to residential units, remodel floor 1-2 for commercial office space using rear half of first floor to provide parking for residential, parking will be accessed through alley; and restore the main façade to as near original condition as possible.

Motion #7: Motion was made by Willenberg, seconded by Hiesterman, that the project as presented does not encroach, damage, or destroy the environs of Old City Hall & Carnegie Library. In addition, it is requested that the applicant photo-document the single storey structure before demolition. Motion carried unanimously (5-0).

ITEM NO. 8 MISCELLANEOUS MATTERS

1. City Legislative recommendations regarding environs review – discussion of the changes the City proposes: reducing environs review to 250 feet and notification of property owners in a newly created environs.

2. 201 N Ohio – new owner intends to convert church into a single unit dwelling. He is pursuing a zoning change to allow for single family occupancy.

Motion #8: Motion was made by Willenberg, seconded by Cavanaugh, to make a recommendation in support of the zoning change for 201 N Ohio. Motion carried unanimously (5-0).

3. Historic Preservation Fund Grants – Kathy Morgan asked for suggestions for projects to be submitted. Suggestions included another Tax Credit Workshop, a general education Sunday paper insert for Historic Preservation Week, a video or cd for the City channel or public television, and a WPA Survey.

Steiner left the meeting at 5:34pm

4. Request by the board to have Dr. Schyler Jones speak at the November HPB meeting on the history of the TJD building – 640 N Main (to be demolished).

ITEM NO. 9 ADJOURNMENT

Motion #9: Motion was made by Cavanaugh, seconded by Willenberg, to adjourn at 5:40pm. Motion carried unanimously (4-0).